City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Final - Final
Affordability Committee

Wednesday, November 27, 2024 | **6:00 PM** | **Council Chambers**

AFFORDABILITY COMMITTEE REPORT
For Consideration by General Committee on December 4, 2024.

The meeting was called to order by Chair, Councillor, J. Harris at 6:03 p.m. The following were in attendance for the meeting:

Present: 4 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Co-Chair – Councillor C. Nixon
Co-Chair – Councillor J. Harris

ALSO PRESENT:
Councillor, C. Riepma
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. Macdonald
Director of Information Technology, R. Nolan
Executive Director of Development Services, M. Banfield
Fire Chief, K. White
General Manager of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Legislative Coordinator, T. Maynard
Planner, K. Rampersaud
Planner, R. Mulholland
Planner. T. Butler
Senior Policy Advisor and Special Projects Coordinator, E. Chappell
Service Desk Specialist, K. Kovacs.

The Affordability Committee met for the purpose of three Public Meetings at 6:04 p.m.

Councillor, J. Harris advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Councillor Harris confirmed with the Executive Director of Development Services that notification was conducted in accordance with the Planning Act.

The Affordability Committee met and reports as follows:

APPLICATION FOR ZONING BY-LAW AMENDMENT 22, 28, 34 VESPRA STREET AND 97 AND 101 BRADFORD STREET (WARD 2) (FILE: D30-018-2024

Michael Vani and Ulysses Perkunder from Weston Consulting advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands known municipally as 22, 28, and 34 Vespra Street and 97 and 101 Bradford Street.

Mr. Vani and Mr. Ulysses discussed slides concerning the following topics:

- A list of the consulting team members;
- The current Official Plan and Zoning By-law designation;
- The site context of the subject lands and surrounding areas;
- Proposed development and site plan;
- An overview of the streetscape, amenities and sustainability features; and
- The development application and proposed Zoning By-law amendments.

Krishtian Rampersaud, Planner in the Development Services Department provided an update concerning the status of the application. He advised that the primary planning and land use matters are currently being reviewed. Mr. Rampersaud discussed the anticipated timelines for the staff report regarding the proposed application.

VERBAL COMMENTS:

1. Bonnie Carter was not in attendance.

2. Doug Lougheed referred to issues raised at the neighbourhood meeting and shared his additional concerns relating to the potential reduction in size of the property due to the urbanization of Bradford

Street. Mr. Lougheed also shared his concerns relating to building size, parking and services such as waste pickup and the impact to City streets.

WRITTEN COMMENTS:

1. Correspondence from Renzo Martire dated November 4, 2024.

2. Correspondence from Nick Danielak dated November 4, 2024.

3. Correspondence from Martin Hill dated November 5, 2024.

4. Correspondence from Gary and Lynda MacDermott dated November 18, 2024.

5. Correspondence from Bernadette and Doug Lougheed dated November 28, 2023.

APPLICATION FOR ZONING BY-LAW AMENDMENT 12 OTTAWAY AVENUE (WARD 2) (FILE: D30-020-2024)

Cynthia Daffern of Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for the lands known municipally as 12 Ottaway Avenue.

Ms. Daffern discussed slides concerning the following topics:

- The site context of the subject lands and surrounding areas;
- The background and purpose of the application;
- The proposed development and Official Plan and Zoning; and
- Submission materials and summary of the proposed development.

Rachel Mulholland, Planner in the Development Services Department outlined concerns raised at the 2023 Public Meeting and provided an update concerning the status of the application. She advised that the primary planning and land use materials are currently being reviewed by City Staff. Ms. Mulholland discussed the anticipated timelines for the staff report regarding the proposed application.

VERBAL COMMENTS:

1. John Fischer, 10 Ottaway Avenue shared his concerns relating to long term quality of living in the City. Mr. Fischer shared his opinion that there is a need for housing in Barrie but he feels that scrutiny is needed to determine where best to locate that housing. Mr. Fischer suggested solutions including having staff investigate better areas already zoned for this type of development. Mr. Fischer also has concerns relating to a possible change in culture that will result as well as the potential for an increase in complaints relating to noise

and traffic.

2. Pamela Watt, Ottaway Avenue shared her preference for the development to be a single family unit and shared her concerns relating to infrastructure of the street, increased traffic, increased sewer demand, decrease in property values on the street and the disruption to a well established neighbourhood.

WRITTEN COMMENTS:

1. Correspondence from John Fischer dated November 27, 2024.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 1080 LOCKHART ROAD (WARD 10) (FILE: D30-015-2024)

Matthew Cory of Malone, Given, Parsons (MGP) advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment and Draft Plan of Subdivision for lands known municipally as 1080 Lockhart Road.

Mr. Cory discussed slides concerning the following topics:

- The subject lands and proposed draft plan of subdivision;
- Density estimates, potential phasing and lotting plan;
- Official Plan -land use designation and natural heritage;
- Archaeological context, pumping station and site investigation; and
- Review of the Innisfil Zoning By-law 054-04 and proposed Zoning By-law zones.

Tyler Butler, Planner in the Development Services Department provided an update concerning the status of the application. He advised that the primary planning and land use materials are currently being reviewed by City Staff. Mr. Butler discussed the anticipated timelines for the staff report regarding the proposed application.

VERBAL COMMENTS:

No verbal comments were received.

WRITTEN COMMENTS:

No written correspondence was received.

ADJOURNMENT

The meeting adjourned at 7:01 p.m.

CHAIRMAN